

Washoe County Planning Commission



COMMUNITY
SERVICES DEPARTMENT

Abandonment Case Number WAB23-0004 (Maranatha)

September 5, 2023

Maranatha Abandonment

- Located at 47 Maranatha Road; APN 046-031-58



Vicinity Map



- 3.69-acre parcel
- Surrounding parcels developed with single-family dwellings and accessory structures or are vacant
- In the South Valleys Area
- Zoned High Density Rural (HDR)



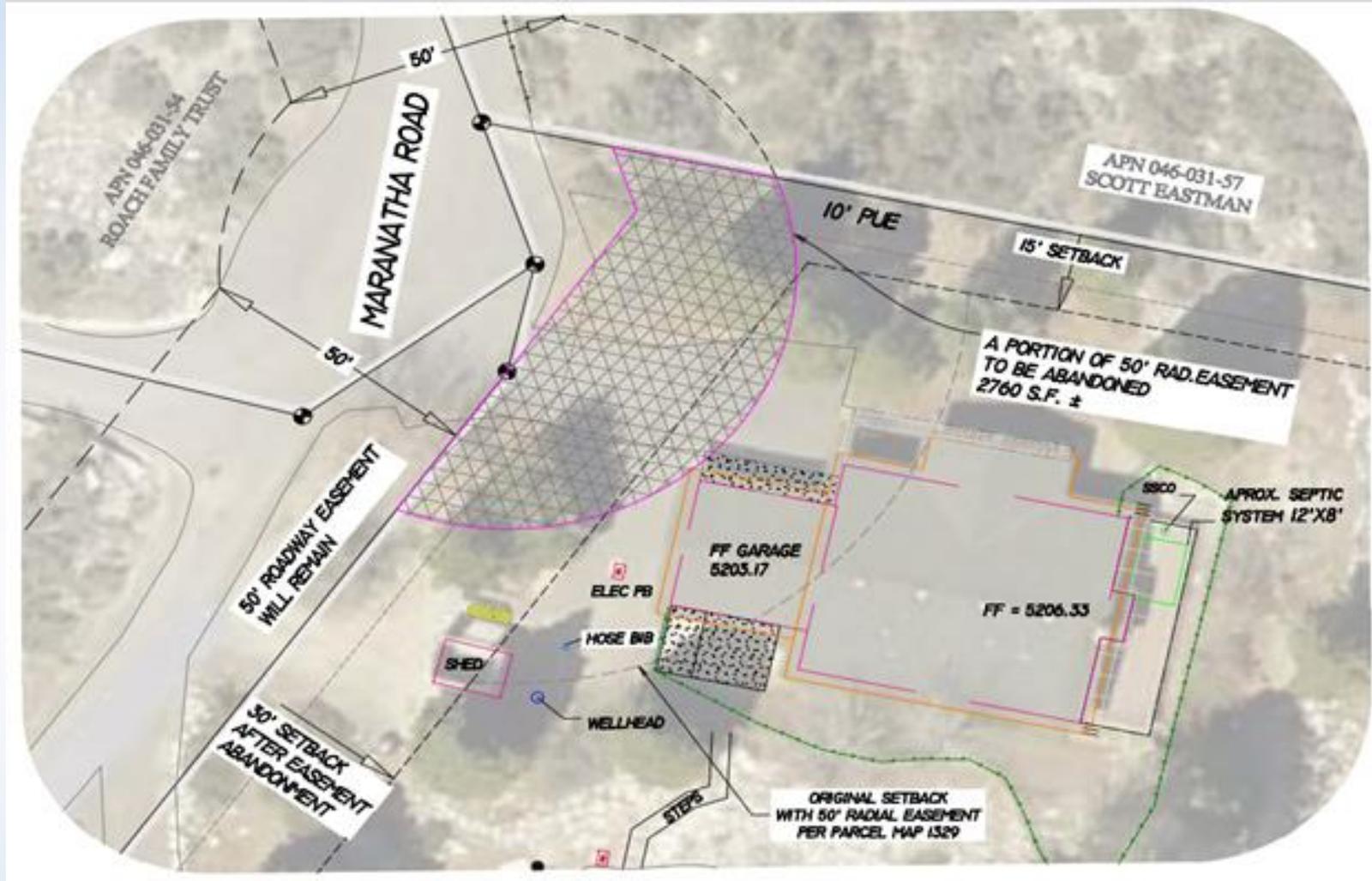
Request



The request is for:

- An abandonment of a 2,769 square foot portion of a turnaround at the northwest corner of the parcel at 47 Maranatha Road.

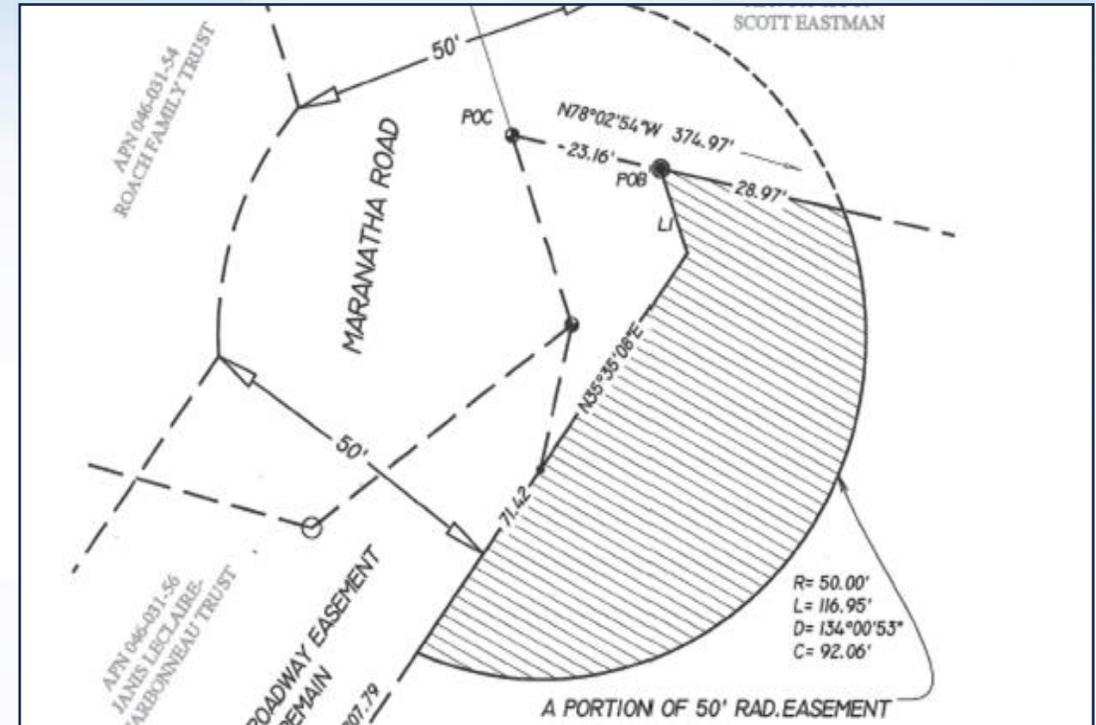
Site Plan



Evaluation



- Pursuant to WCC 110.406.05 “when an access easement traverses a portion of a property and has a total width of more than twenty (20) feet, the required yard setback is measured from the edge of the easement closest to the proposed structure.”
- Existing dwelling fully encroaches into the 30-foot front setback required for the HDR regulatory zone.



- Applicant is requesting the abandonment to bring the existing dwelling and any future additions into compliance with the front setback for the HDR regulatory zone.
- Existing shed encroaches into the 30-foot front setback as it located at the front of the parcel where the setback is not changing due to that portion of the easement not being abandoned – a condition of approval serves to address the encroachment.
- Access for the properties utilizing Maranatha Road will not change as a result of the abandonment.

Reviewing Agencies



- The project application was sent to seven (7) agencies for review.
- Three (3) of the agencies provided conditions, which are included in Exhibit A of the staff report.

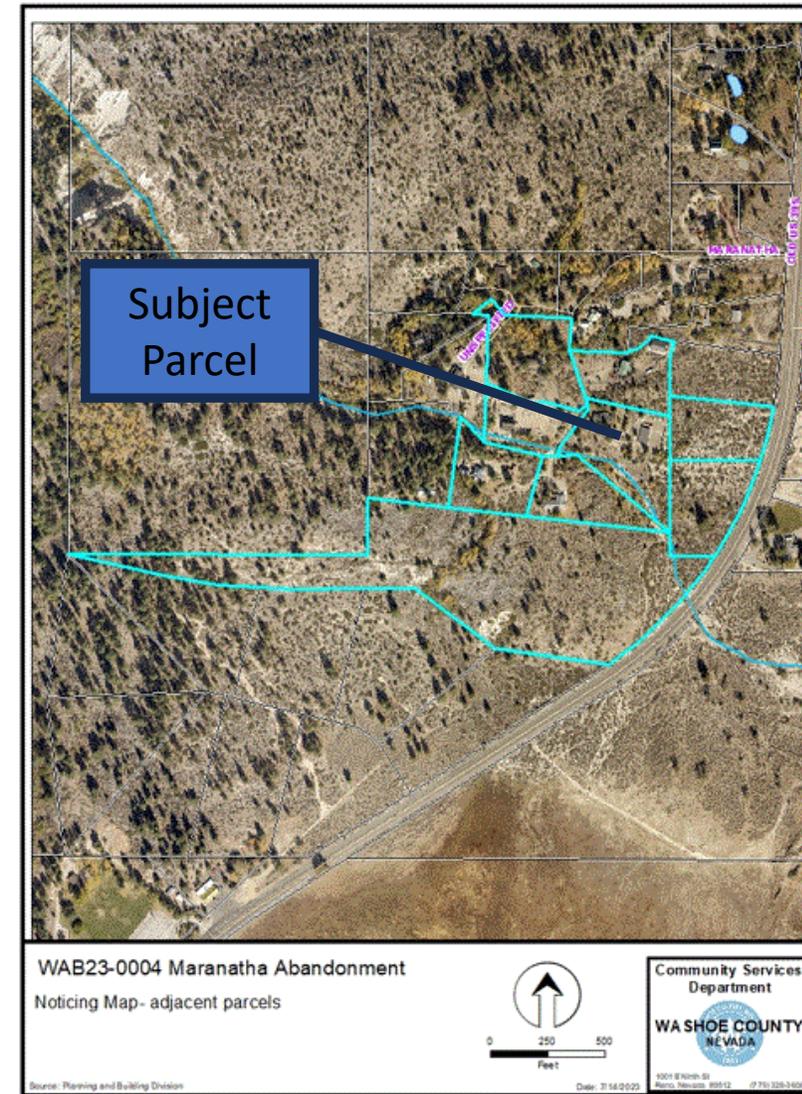
Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDF - Endangered Species	X			
NDOW (Wildlife)	X			
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov ; Janelle Thomas, jkthomas@washoecounty.gov
WCHD Environmental Health	X			
TMFPD	X	X		
AT&T	X	X	X	Clifford Cooper, cc2132@att.com ; Bryson Gordon, bg1853@att.com
NV Energy	X	X	X	Mark Sullivan, marksullivan@nvenergy.com

Public Notice



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- Eight (8) Parcels Noticed
- Two (2) phone calls received as a result of noticing.



Staff is able to make all 3 required findings, as detailed on pages 8 and 9 in the staff report.

- a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Spanish Springs Area Plan; and
- b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and
- c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Staff recommends approval with conditions and provides the following possible motion:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB23-0004 for Eric Lutz, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.

Thank you

Tim Evans, Planner
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